CITY OF NEW ORLEANS

Vieux Carré Commission

Guidelines for New Construction, Additions & Demolition

NEW CONSTRUCTION, ADDITIONS & DEMOLITION

New building construction is a sign of economic health and vitality in a city. It can take many forms including a new primary building, an addition to an existing building or a new secondary building. All forms of new construction within a historic district can be dynamic and vibrant, but at the same time should be sensitive to their 100- to 250-year-old neighbors. Vacant lots, particularly those located towards the boundaries of the Vieux Carré, provide the greatest opportunity for creative and sensitive new ground-up construction, while an addition or a new secondary building can allow the continued use of a historic building or property to meet current and future needs.

Although the continued preservation of the Historic District is the primary responsibility of the Vieux Carré Commission (VCC), in rare cases the demolition of a historic building is found to be necessary. As such, it is essential that any proposal for demolition include careful evaluation and documentation because once a historic building is lost, it is gone forever.

SECTION INDEX

The VCC reviews all proposed new construction, additions, and/or demolitions in the Vieux Carré Historic District. This section includes:

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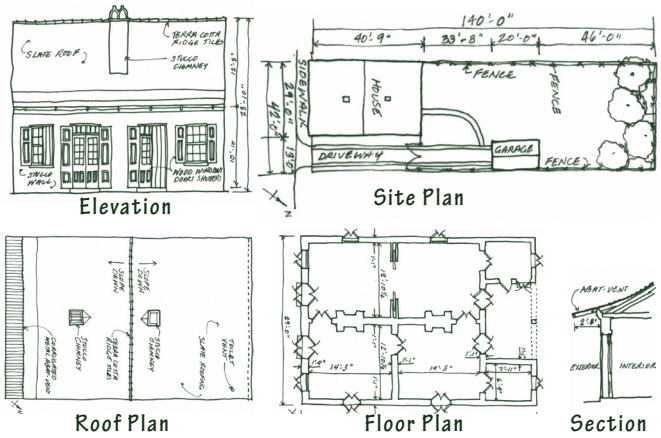
All applicants must obtain a Vieux Carré Commission (VCC) permit as well as all other necessary City permits prior to proceeding with any work. Reviewing and becoming familiar with these *Guidelines* during the early stages of a project can assist in moving a project quickly through the permit approval process, saving an applicant both time and money. Staff review of all details is required to ensure proposed work is appropriate to a specific property.

Guidelines addressing additional historic property topics are available at the VCC office and on its website at www.nola.gov/vcc. For more information, to clarify whether a proposed project requires VCC review, or to obtain a property rating of significance or a permit application, contact the VCC at (504) 658-1420.

The first step in using these *Guidelines* is to understand a property's color rating. The rating corresponds to the historical and/or architectural significance and then determines what type of change will be permitted and the review process required for each property under the jurisdiction of the VCC.

Review boxes provided throughout the *Guidelines* indicate the lowest level of review required for the specified work. Staff can forward any application to the Architectural Committee (AC) and/or the Commission for further consideration.



Hand drawings may be sufficient for conceptual review.

NEW CONSTRUCTION & ADDITION REVIEW

The review process for new construction and/or an addition can generally be divided into three phases:

- **Phase 1: Pre-Application** – Consultation with Staff to review potential issues and identify submission requirements
- **Phase 2: Architectural Committee (AC) & Commission Reviews** – Review and approval of conceptual, design development (DD) and/or final construction documents (CDs) by the Staff, AC and Commission (Refer to *Intermediate Reviews, Guidelines Introduction*, page 01-08)
- **Phase 3: Final Review** – Staff and/or AC review and approval of final, detailed, CDs including material product literature and samples, after application and all associated documentation are determined to meet VCC requirements

New construction in the Vieux Carré is a sensite matter. As such, six to eight weeks is the minimum time required from the submission of a complete application for new construction and/or an addition until the issuance of a permit. An incomplete or more complex application may require several months. (For a detailed description of the review process refer to the *VCC Review Process, Guidelines Introduction*, page 01-6.)

Phase 1: Pre-Application

The VCC encourages anyone considering a new construction or an addition to meet with the Staff prior to submitting an application. The Staff can identify potential issues, offer guidance early in the design process and clarify specific submission requirements based upon whether a conceptual, design development or construction document approval is sought, potentially streamlining the review process.

DESIGN REVIEW

Although the Staff, AC and Commission provide comment on a proposed design, they cannot provide design solutions. It is the applicant's responsibility to select and work with qualified professionals to provide appropriate solutions with sufficient documentation for the VCC to evaluate the proposal for compatibility to the context of the parcel and the Vieux Carré as a whole.

Phase 2: AC & Commission Reviews

Following initial consultation with Staff and a minimum period of 14 days prior to a scheduled meeting, an applicant must submit a completed application and required exhibits for a new project appropriate to its scope for inclusion on an upcoming AC and/or Commission meeting agenda. The required level of detail will vary depending on whether the applicant is seeking a conceptual, DD or CD review. (Refer to *Intermediate Reviews, Guidelines Introduction*, page 01-08.)

Refer to VCC website at www.nola.gov/vcc for submission deadlines and meeting dates. At the AC or Commission meeting, the application can be:

- **Approved or Approved with Conditions:** *Applicant must submit required information to Staff for final review* (Refer to *Application Submission Requirements,* page 14-3)
- **Deferred:** Revision and/or additional information is required – *Applicant must submit required information to Staff a minimum period of 7 days prior to meeting date to be included on an upcoming agenda*
- **Denied:** Refer to *VCC Commission Denial, Guidelines Introduction*, page 01-10

Following each AC or Commission meeting, the Staff will send the applicant a summary of the ruling. Applicants are encouraged to submit necessary information for any required subsequent review as soon as possible to minimize overall review time. Consult with Staff regarding potential delays.

Phase 3: Final Review

Staff Review: Once a project has approval from the AC and/or the Commission, the applicant should submit one final set of scaled, measured drawings that include all information and details, as well as information about samples and/or materials required by the VCC. The Staff will review these drawings, note any errors and/or omissions, and make recommendations regarding details. VCC comments will be issued to the applicant.

Final Drawing Review: The applicant will make revisions and submit corrected, final, measured, detailed drawings, material information and colors to the Staff. Upon receipt, review and approval of the drawings, Staff will issue VCC permit approval for the work.

AFTER FINAL APPROVAL

A complete set of the final construction documents approved by the VCC and Safety and Permits must be kept on site at all times. All proposed changes that occur after initial VCC approval must be reviewed and approved by the VCC prior to implementation. The applicant is responsible for contacting the VCC at (504) 658-1420 prior to beginning any non-authorized work to determine review requirements for the proposed modification. Minor modifications can often be approved by Staff.

APPLICATION SUBMISSION REQUIREMENTS

The VCC must have all required information at the time of submission for an application to be accepted as complete for formal review. (An applicant requesting an intermediate review, including conceptual and DD review, should contact Staff to clarify submission requirements appropriate to the project.) In addition to a completed application form, a final application submission for new construction or an addition must include the following:

- **Site Plan:** Drawing that shows the building on the lot – *Provide dimensions from building to all property lines*
- **Elevations:** Drawings that show all building elevations – *Provide drawings of all sides along with simplified drawings of adjacent buildings on the street elevation(s)*
- **Floor Plans:** Drawings that show the interior organization or layout of a building – *Provide all floor levels*
- **Roof Plan:** Drawing that shows roof slopes, all roof-mounted equipment, projections, dormers and/or skylights
- **Details:** Drawings that clearly describe the appearance, materials and assembly of building components such as windows, doors, mouldings and/or trim
- **Materials:** Samples, manufacturers' product information, and colors of exterior materials to be used in the work
- **Massing Model:** Simple scaled model of the building envelope and adjacent buildings – *Required when deemed necessary to understand and assess the design*

SUBMISSION CLARIFICATION

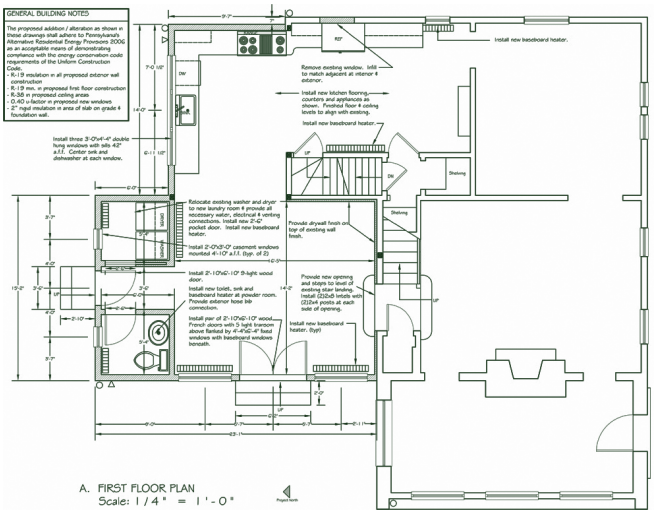
If there are questions related to submission requirements, the One Stop Shop can be reached at (504) 658-7100 and the VCC at (504) 658-1420. Applicants are encouraged to consult with Staff prior to application submission to determine the review level and submission requirements necessary for a specific project.

CONCURRENT REVIEWS

The VCC works with other branches of City government to coordinate approvals involving use, zoning, appearance and/or other regulated issues. The VCC provides comments to the Board of Zoning Adjustment (BZA), the City Planning Commission (CPC), Department of Safety and Permits and/or the City Council when appropriate. Inter-departmental meetings can be arranged on an as needed basis.

REQUIRED REVIEWS

Each project is subject to review by all agencies having jurisdiction over compliance with zoning, building and safety codes. An applicant must complete all necessary reviews and obtain all necessary permits applicable to a project prior to proceeding with any work. A property owner cannot receive a building permit without first obtaining approval from the VCC.



Construction documents for final review must include scaled drawings with dimensions, details and notes that describe the proposed scope of work.

ZONING REVIEW

All applications for a new construction or an addition are subject to Board of Zoning Adjustments (BZA) and City Planning Commission (CPC) review. The Comprehensive Zoning Ordinance (CZO) establishes the:

- Allowable uses for a property – The VCC does not have the authority to control the use of a property; however, the Commission may provide comment to the BZA and CPC for consideration
- Height limits
- Setback requirements – Distance from property line to building or structure
- Urban design standards
- Open space – Refer to *Open Space Requirements, Guidelines for Site Elements & Courtyards*, page 10-2
- Operational rules and other regulations

All proposals for work on a property under the geographic jurisdiction of the VCC must conform to the CZO and all other applicable codes. The VCC may require a more rigourous interpretation of zoning requirements. Alternatively, for a project determined to be appropriate, the VCC may work with an applicant to request a variance from the BZA or CPC.

THE VCC RECOMMENDS:

- Reviewing applicable project-related *Design Guidelines* to better understand the historic context and the appropriate design and materials for the Vieux Carré
- Consulting with Staff early in the planning stages of a new construction, addition or demolition project
- Consulting with Staff for comments on design, execution and materials appropriate for the Vieux Carré
- Retaining an architect familiar with the VCC review process to prepare the required measured drawings for AC and/or Commission review

A first floor remnant of the old St. Louis Hotel remains to the right. In 1960, a larger hotel was constructed, incorporating the remnant, with compatible arched ground floor openings and storefront cornice.

COMPATIBLE DESIGN PRINCIPLES

The development of the Vieux Carré followed its own pattern and rhythm. As the heart of New Orleans, the heritage and culture of the French Quarter's early inhabitants are expressed through the architectural and built environment. To continue the District's evolution, the VCC encourages design excellence and creative design solutions for a new construction and/or an addition that are sensitive to the character of their historic surroundings. Generally, there are three appropriate design approaches in the Vieux Carré:

- **Reconstruction:** A design that faithfully duplicates details and materials based upon clear documentary evidence
- **Traditional:** A design that could have been constructed on a property for which there is insufficient evidence
- **Present Day:** A contemporary design compatible within the context of the property and neighboring sites

The approach, style and type of compatible new construction or an addition will vary at each site depending on the specific context. The approach for an addition or new secondary building is guided by the architectural and historical importance of the property as identified by its color rating. Recognizing that what might be appropriate at one property is not appropriate at another, the VCC does not mandate specific design "solutions" for new construction or an addition. However, when determining the appropriateness of a new construction or an addition, the VCC is guided by *The Secretary of the Interior's Standards* and the general design principles below.

DESIGN PRINCIPLES	NEW CONSTRUCTION & ADDITIONS
Scale: Height & Width	Proportions and size of the new building/addition compared with neighboring buildings/existing building
Building Form & Massing	The three-dimensional relationship and configuration of the new building/addition footprint, its walls and roof compared with neighboring buildings/existing building
Setback	Distance of the new building/addition to the street or property line when compared with other buildings on the block/existing building
Site Coverage	Percentage of the site that is covered by a building/addition, when compared to nearby sites of compatible size
Orientation	Location of the front of the new building/addition and principal entrance relative to other buildings on the block
Alignment, Rhythm & Spacing	Effect the new building/addition will have on the existing patterns on its block
Architectural Elements & Projections	Size, shape, proportions and location of each entrance, balcony, gallery, porch, roof overhang, chimney, dormer, parapet and other elements that contribute to the building's overall shape and silhouette relative to neighboring buildings
Façade Proportions: Window & Door Patterns	Relationship of the size, shape and location of the new building/addition façade and building elements to each other, as well as when compared to other buildings on the property, block/existing building
Trim & Detail	Mouldings, decorative elements and features of a building that are secondary to major surfaces such as walls and a roof and how they relate to the neighboring buildings/existing building
Materials	Products with which an addition or new building is composed or constructed and how these relate to neighboring buildings/existing building

This Conti Street façade was reconstructed in 2007 based upon documentary evidence. Although the exterior appears to be a series of townhouses, the interior houses a variety of large, open spaces to serve the needs of the Williams Research Center of the Historic New Orleans Collection.

EXISTING BUILDING FABRIC

Features of an Existing Commercial Building

Many of the commercial building types in the Vieux Carré are a townhouse or a former warehouse or store-house, and are concentrated between Bourbon Street and the river. Some of the common features of existing commercial buildings are their construction along the front property line with one or two shared party walls and their three-part organization that can provide a starting point for new construction:

- **A ground floor storefront** with large display windows or paired doors along the streetscape – Refer to *Guidelines for Storefronts*
- **Upper floors with operable windows** that appear to be "punched" through the flat, relatively solid, typically masonry wall surface, in a regular pattern that does not necessarily align with the storefront openings below
- **An ornamental building "top"** that can be a cornice, parapet, pediment or other decorative feature that provides a visual termination at the top of a building

Features of an Existing Residential Building

While commercial buildings often share many common features with neighboring buildings, within the French Quarter there is greater variety along a block of residential buildings. In spite of the differences between individual properties, the Vieux Carré's residential streetscapes have a cohesive architectural vocabulary. Buildings have similar scale, form, mass, floor heights, setbacks, side yards, floor and ceiling heights and materials irrespective of building type or architectural style. (Refer to *Guidelines for Building Types & Architectural Styles* regarding existing building characteristics and features.) Recognizing this cohesion, a new building in a residential block should work within the property's context to maintain the historic ambiance with sympathetic and compatible design and scale.

NEW CONSTRUCTION IN THE VIEUX CARRÉ

The VCC recognizes that when new construction is compatible, it has a positive and revitalizing impact on the District and the city as a whole. Compatible new construction can preserve and stabilize a block by providing occupancy and use of an otherwise vacant or under-utilized parcel.

In many cases, a successful new building is one that is clearly contemporary in design but compatible with the character of neighboring properties. The information presented in these *Guidelines* is intended to provide the principles of appropriate design when constructing a new building within the historic Vieux Carré, regardless of its architectural style.

These principles are intended to promote maximum creativity while allowing plans to be assessed fairly, objectively and consistently. Building designers are encouraged to consider the Vieux Carré's unique and wide range of existing historic building types, styles and detailing and not mimic an example from another part of the city. An understanding of existing building fabric should be viewed as a starting point in the design process and not a limiting vocabulary or kit of parts.

DEVELOPABLE PROPERTIES

When reviewing an application for new construction within the bounds of the Vieux Carré, the VCC understands that there are two types of parcels that may be available for new development:

- Those that are currently vacant
- Potentially those that have an Orange or Brown rated building and/or structure

Contact the Staff at (504) 658-1420 to determine color rating and if a parcel is potentially developable.

PRINCIPLES FOR NEW CONSTRUCTION

Scale: Height & Width

The proportions of a new building and its relationship to neighboring buildings establish its compatibility within the neighborhood or block. The height-width ratio is a relationship between the height and width of a street façade and should be similar in proportion to neighboring buildings. New construction should be neither visually overwhelming nor underwhelming when compared to its neighbors.

Three and 4-story buildings are the norm at a townhouse and/or commercial building between Bourbon Street and the river, where 1 to 2-story buildings are common in other parts of the Vieux Carré. Buildings that digress from these standards by any great degree can negatively impact the Distirct. If a large-scale construction is considered, particular attention will be given during the VCC review process to a proposed building's location, siting, setbacks of its upper stories, façade treatments (materials, window and door openings, etc.), and the effect of the proposed building on the streetscape and neighborhood as a whole.

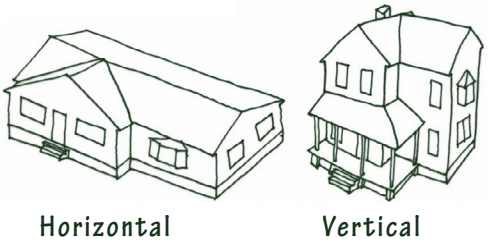
It is Generally Appropriate to…

- Construct a new building that is similar in height and width to buildings on adjacent sites
- Construct a new building larger than adjacent buildings by breaking the building mass, dividing its height or width to conform with adjacent buildings
- Construct taller portions of a new building away from the street

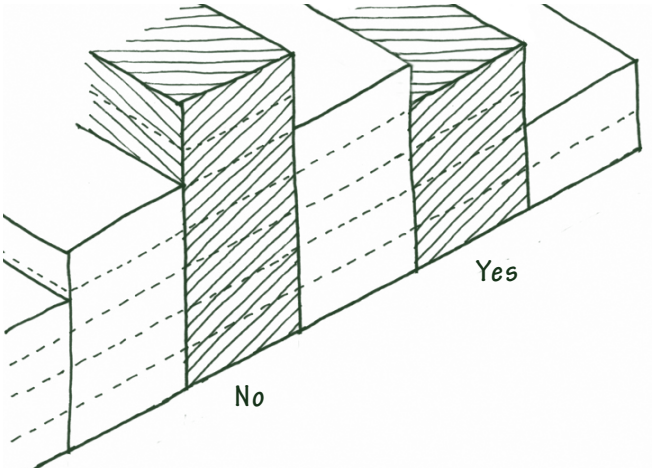
It is Generally Inappropriate to…

- Construct a new building that appears significantly larger, wider, taller, shorter or bulkier than surrounding buildings
- Construct a new building that does not maintain or suggest the widths and/or heights of neighboring buildings
- Construct a new building that is more than two stories taller than neighboring buildings

The height and width of new construction should be visually similar to neighboring properties.



Although both of the proposed houses have intersecting gable roofs, the massing and proportions of the house to the left are significantly more horizontal when compared to the more traditional house at the right.



The left shaded building is two stories taller than its neighboring buildings and not appropriate. The right shaded building is between the heights of its adjacent buildings and is appropriate.

Building Form & Massing

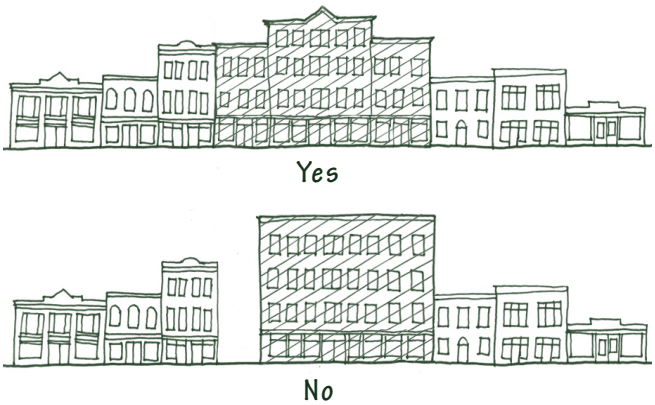
Building form refers to the shape of major volumes while massing refers to the overall composition of the major volumes, its overall "bulk" and how it sits on the site. Elements that are used to define building form and massing include the roof form, as well as wings and other projecting elements, like bays and ells. A new building with similar form and massing to neighboring buildings allow it to be compatible with the surrounding neighborhood.

It is Generally Appropriate to…

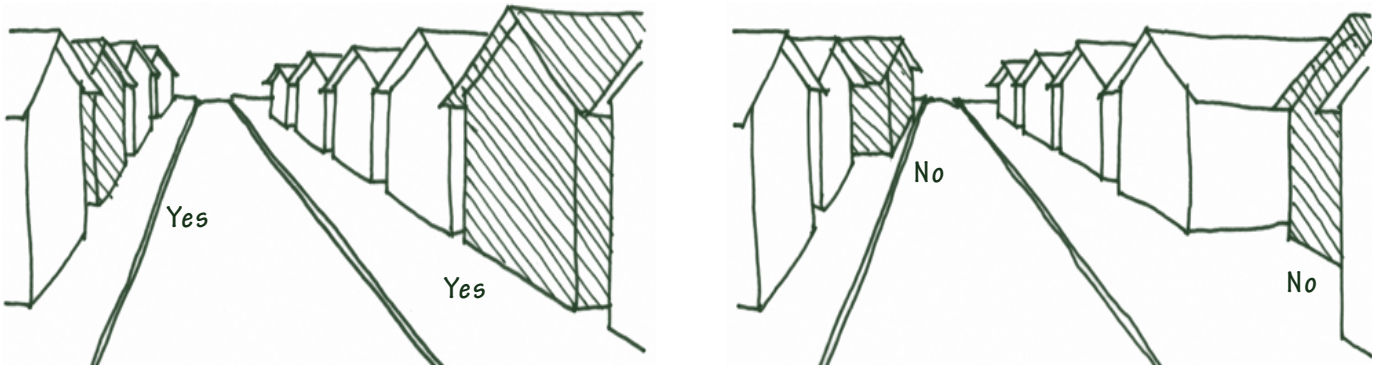
- Construct a new building with similar form and massing to buildings on adjacent sites
- Construct roof forms, wings, ells and bays and other projecting elements that are similar to those found on the block of a proposed building
- Match neighboring cornice heights

It is Generally Inappropriate to…

- Construct a new building that has a form and/or massing not found in the immediate vicinity of the project site



The new central building in each case is 4-stories tall. In the top example, it abuts adjoining walls and steps up in the center, while the lower example is a single volume and appears more massive and incongruent.



New construction should match prevailing setbacks along a streetscape and not step forward or behind neighboring buildings.

Setback

New construction should reflect prevailing setbacks (distances between a building and the property line, neighboring buildings, street and/or sidewalk) and must conform with zoning requirements. (If zoning requirements differ from the prevailing setback, the VCC can provide comment to the BZA regarding an appeal if appropriate within the application's context.)

Within the Vieux Carré, certain physical elements define historic properties and create visual continuity and cohesiveness along a streetscape. These elements include walls, fences, building façades, galleries, balconies, porches, service buildings and outbuildings. A consistent setback maintains the visual rhythm of the buildings and site elements in the neighborhood and makes new construction more compatible in its setting.

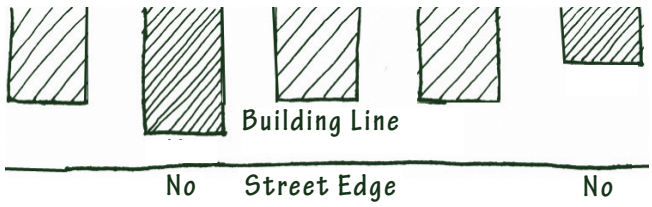
It is Generally Appropriate to…

- Keep the visual mass of a building at or near the same setback as buildings on neighboring sites
- Keep landscape elements, like a wall or fence, and projecting elements, such as a balcony, gallery or porch, at similar setbacks as neighboring buildings

It is Generally Inappropriate to…

- Construct a new building in a location on a site that greatly varies from that of buildings on neighboring sites
- Create a large front yard setback

New construction should not step forward or recede back from adjacent buildings on the streetscape.



Site Coverage

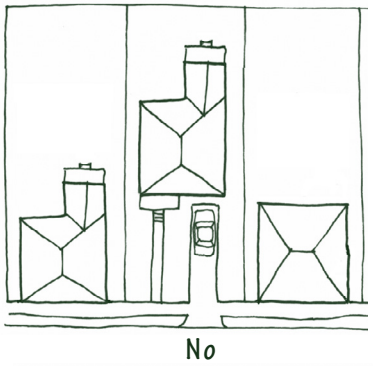
The percentage of a lot covered by buildings should be similar to adjacent lots. Although zoning regulates the maximum allowable coverage area and minimum setbacks, the overall building-to-lot area should be consistent along a streetscape. At a parcel with larger development, the site coverage proportions should be minimized by breaking large building masses into smaller elements to be more compatible with neighboring buildings.

It is Generally Appropriate to…

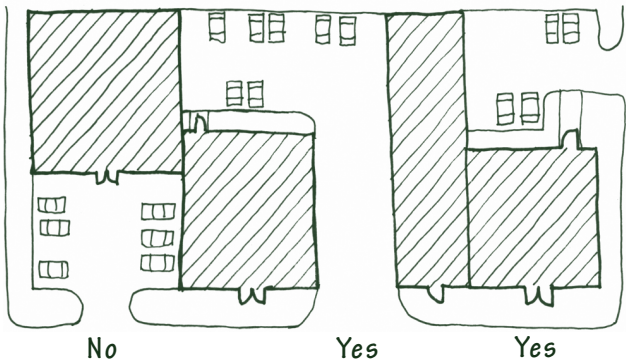
- Maintain the building-to-lot proportions found on adjacent lots
- Adjust the massing to suggest building-to-lot proportions found on adjacent sites

It is Generally Inappropriate to…

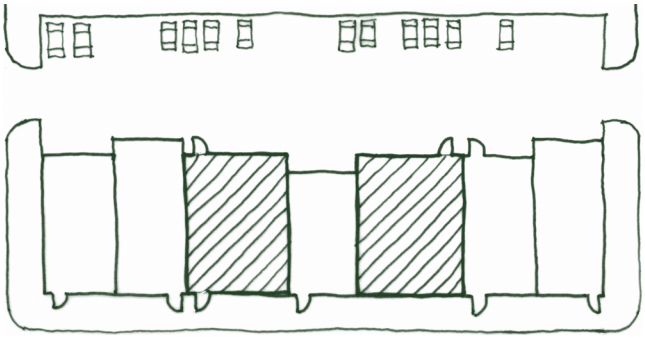
- Construct a building that does not maintain or suggest similar building-to-lot proportions as on adjacent sites



The middle house is larger and has a larger footprint and front yard parking, resulting in proportionally greater site coverage than neighboring parcels.



Parking in front of a main building creates an inappropriate building-to-lot relationship at the bottom, a commercial property.



Commercial buildings should retain a street entrance facing a sidewalk. A secondary entrance facing a parking area for parked patrons may be appropriate.

Orientation

The principal façade of new construction should be oriented in the same direction as the majority of buildings on the streetscape, with main entrance located on the principal façade, except those with a corner entrance. In the case of new construction on a corner site, the front façade should generally face the same direction as the existing buildings on the primary thoroughfare following the rhythm of the streetscape. (Refer to the CZO for specific site orientation requirements.) At a traditional building type on a corner lot, multiple paired French doors may be appropriate on more than one façade within the context of the building type and architectural style. (Refer to *Guidelines for Building Types & Architectural Styles*.) A residential building typically should have an entryway along the streetscape even if the primary access is from a courtyard or secondary elevation.

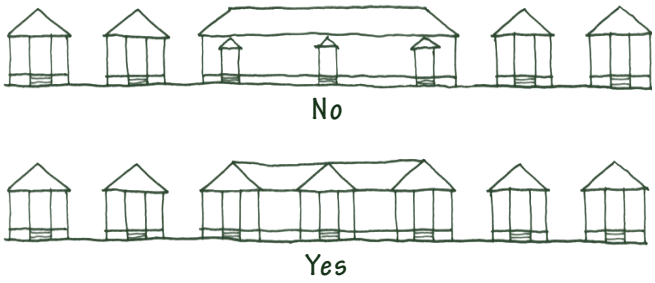
It is Generally Appropriate to…

- Orient the principal façade and door parallel with the primary thoroughfare

It is Generally Inappropriate to…

- Orient the principal façade or elevation of a building on a secondary street elevation or courtyard

The entrance of the corner building is oriented towards the secondary thoroughfare and, therefore, is inappropriate.



When constructing a building that is wider than its neighbors, it should be divided visually to suggest the rhythm and spacing of other buildings along the streetscape. The projecting porches on the lower example suggest multiple residences of similar spacing as neighboring buildings.

Alignment, Rhythm & Spacing

Although the architecture of the Vieux Carré is characterized by its variety, within each block there tends to be consistency in the alignment, rhythm of forms and spacing of buildings along a sidewalk. The buildings of the French Quarter tend to be offset by walls, fences and gates, both reinforcing the sidewalk edge and providing visual separation between properties.

In addition to the separation between buildings, there are also vertical components of alignment, rhythm and spacing. These include the distance of the first floor or porch above ground level, floor-to-floor heights, cornice heights, as well as the alignment of major building projections including balconies, galleries, porches and roof overhangs. These elements visually establish consistency in floor and ceiling heights among neighboring buildings along the streetscape. The consistent spacing establishes a building pattern which should be applied to new construction.

In some instances, where the proposed use and scale of a new building prevent maintaining alignment, rhythm and spacing patterns, the applicant is encouraged to incorporate detailing to suggest them, such as pilasters. This gives the impression of bays or multiple buildings.

It is Generally Appropriate to…

- Align a new building façade with the façades of existing neighboring buildings, typically along the sidewalk edge
- Align the roof ridge, balcony, gallery, porch, roof overhang, cornice, eave and parapet with those found on existing neighboring buildings
- Construct a new building that has a similar width and side yard, if applicable, relative to neighboring buildings
- Construct a new building that is larger than those on adjacent sites if the larger building is divided visually to suggest smaller building masses

It is Generally Inappropriate to…

- Place the primary façade of a building out of alignment with existing buildings on adjacent sites
- Add a building to a site that does not maintain or suggest the spacing of buildings on adjacent sites

Architectural Elements & Projections

Throughout the Vieux Carré, the rhythm of streetscapes is highlighted by the projection of balconies, galleries, porches and roof overhangs that relieve otherwise flat façades. In most cases, these projections are parallel to the street and provide shelter for the primary building entrance. At the roof line, projecting chimneys, dormers and/or parapets contribute to a building's overall shape and silhouette. The choice, size, location and arrangement of elements for a proposed building should be appropriate for the building's style and be compatible with neighboring buildings.

It is important to note that all new construction must meet the requirements of the Americans with Disabilities Act (ADA). (Refer to *Accessibility, Guidelines for Storefronts*, page 13-8.)

This 1998 townhouse is designed in a traditional manner and includes gable-end chimneys and wrapping double galleries. It is compatible with the scale, form, massing and materials of neighboring buildings.

It is Generally Appropriate to…

- Construct a building with an architectural element or projection designed and detailed similarly to those found at neighboring buildings
- Design an architectural element with simplified detailing that is similar to architectural elements at comparable buildings within the property's setting and the Vieux Carré
- Construct balcony, gallery and porch floor and ceiling heights at similar levels to those found on neighboring buildings

It is Generally Inappropriate to…

- Construct a new "historicized" architectural element on a building that historically would not have included one
- Construct a balcony, gallery, porch, parapet or dormer at a building type or style which typically would not have included one, or in a configuration or location where one is not appropriate for the building type

Façade Proportions; Window & Door Patterns

Similar to the rhythm of buildings along a streetscape, an individual façade has a pattern that helps to define its scale. In the Vieux Carre, the prominent elements that establish the façade pattern include the number of bays and the location, spacing and proportions of doors, windows, shutters and blinds.

On a smaller scale, patterns can be established by materials and their arrangement. These can include:

- Brick and stone
- Stucco texture and scoring
- Type and size of wood siding and shingles
- Trim elements including brackets, window and door hoods, quoins and mouldings

The pattern of a principal façades of new construction should reflect and maintain neighborhood patterns.

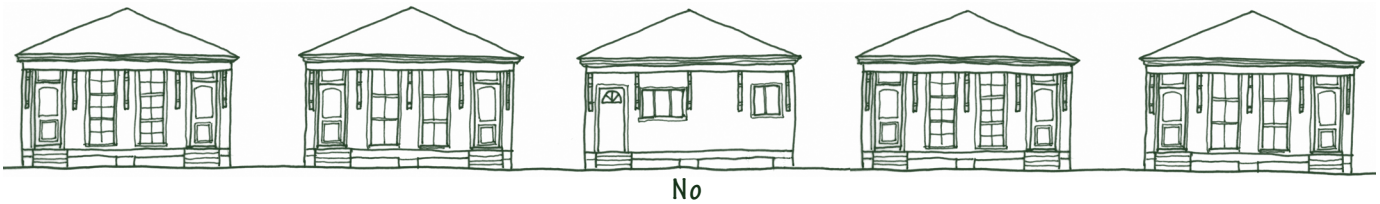
The new building to the left has a rectilinear window pattern that is compatible with its neighbors. The new building to the right has a glass façade with a diagonal mullion pattern that is incompatible with adjacent buildings.

It is Generally Appropriate to…

- Construct a new building with façade height and width proportions similar to existing adjacent properties
- Use similar proportions, sizes, locations and numbers of windows and doors as neighboring sites
- Install stylistically compatible windows and doors at new construction with those found on existing neighboring buildings

It is Generally Inappropriate to…

- Construct a building that does not maintain the pattern and proportions of windows and doors at neighboring properties
- Install window or door types that are incompatible with the surrounding context



The types and sizes of windows and doors at a new building should generally reflect the surrounding buildings.

The use of brick and a simple, corbeled cornice is appropriate for this 1975 reconstruction of a French Market building.

Trim & Details

Trim and details can define a building's style and include the mouldings, decorative elements and features of a building that are secondary to major surfaces such as the walls and roof. (Refer to *Guidelines for Building Types & Architectural Styles*.) Historically, trim and details were installed to serve functional needs. Over time, they were modified to enhance the building type and style. Trim is not only decorative; it often serves to infill or provide a transition between different materials or building elements such as a wall to a window. Functional and decorative detail elements include cornices, lintels, arches, balustrades, chimneys, shutters, columns, posts and other common architectural features. For example, louvered shutters visually frame a window or door opening and provide security, and they can regulate light and air when closed. By contrast, shutters screwed into a building wall do not serve a functional purpose.

In most cases, the exterior details and forms of new construction should provide a visual link to neighboring historic buildings. In the same way that a new building should be compatible but not necessarily copy a historic building, new details should be compatible but not necessarily copy historic trim and details. However, existing details and trim on other buildings may be used as cues and the basis for those on a new building.

The trim and details of new construction should be used to accomplish purposes similar to those used historically, both functionally and decoratively. When installed, trim and details should create a unifying effect on a building and should be compatible within the context of the neighborhood.

It is Generally Appropriate to…

- Construct a new building with details and trim that complement neighboring historic trim and details
- Install trim and details appropriately scaled to a building type and style
- Install detail that is functional with a high level of craftsmanship rather than applied "stock" decoration

It is Generally Inappropriate to…

- Copy historic trim and details exactly unless duplicating a historic building
- Apply details and trim that are stylistically incompatible with a new building

Materials

The materials used in the construction of a new building for walls, roof, windows, doors, trim, balconies, galleries, porches and other exterior visible elements contribute to a building's character and appearance. Typically, materials for new construction should be similar to those predominantly found on surrounding buildings. However, materials need not be identical to examples found in the Vieux Carré if they are complementary, particularly along a streetscape where existing buildings are of diverse materials or there are a greater number of Orange or Brown rated properties.

Inappropriate materials include those which unsuccessfully pretend to be something they are not, such as a plastic "brick" and aluminum or vinyl "weatherboard." All are imitations which fail to produce the texture, proportions, finish and colors of the real materials. It is important to note that the size, texture, color and other characteristics of exterior materials can be as important as the material itself and must be compatible to the proposed design and its context.

It is Generally Appropriate to…

- Use exterior materials that are present in adjacent neighboring historic buildings in new construction

It is Generally Inappropriate to…

- Install a material where it is historically and stylistically incompatible
- Install building materials that do not exist in the surrounding area or are a poor imitation

New Construction Review

Construct a new primary building or structure
1 2 3 Commission

NEW CONSTRUCTION GUIDE

THE VCC REQUIRES:

- Preserving the cohesive ambiance of the Vieux Carré through compatible, sympathetic construction
- Designing with compatible siting, proportion, scale, form, materials, openings, roof configuration, details and finishes
- Maintaining the appropriate historic contextual setting within the surrounding neighborhood
- Using materials and techniques that are compatible with the surrounding neighborhood

THE VCC RECOMMENDS:

- Consulting with the Staff early in the planning stages of a new construction project
- Reviewing relevant sections of the *Design Guidelines* to better understand the historic context and appropriate design and materials in the Vieux Carré
- Identifying, retaining and preserving all character defining features of a historic site

This addition is a hybrid of a camelback and a footprint expansion of this shotgun single.

ADDITIONS THAT EXPAND THE FOOTPRINT OF AN EXISTING BUILDING

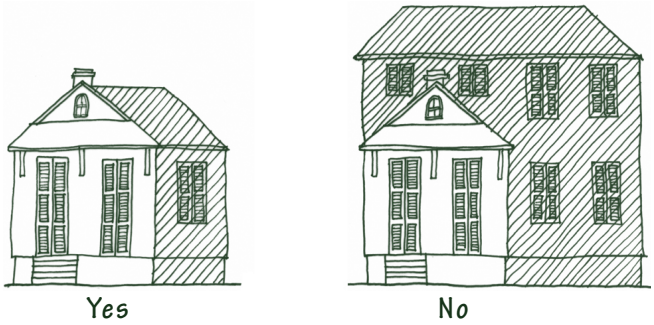
With the exception of a camelback, most residential additions expand the footprint of an existing building by constructing more space at the rear and/or side. If appropriately designed, an addition to an existing building can provide increased space while maintaining the historic character of the original building and streetscape. In conformance with *The Secretary of the Interior's Standards for Rehabilitation*, an addition to a historic building should be subordinate to the historic building and read clearly as a present-day addition. The secondary appearance of an addition can be achieved through scale, form, massing, materials and details.

An addition to an existing historic building should not obscure, damage or destroy a significant architectural element, detail or material and should be compatible with the design of a property, as well as the neighborhood. Whenever possible, an addition should be constructed in a manner that, if removed in the future, the essential form and integrity of the existing building would remain intact.

When constructing an addition to an existing building, the property owner is encouraged to consider the integrity of the existing building and its historic significance as regulated by its color rating. Similar to the principles for new construction, an addition should not duplicate historic building details, but should be visually compatible.

ZONING REQUIREMENTS

A proposed addition must comply with all requirements of the CZO including site coverage, height and setbacks. (Refer to *Zoning Review*, page 14-3.)



The addition at the left example, shown shaded, is more in keeping with the scale of the existing residence. In the right example, the addition overwhelms the existing residence.

PRINCIPLES FOR ADDITIONS

Scale: Height & Width

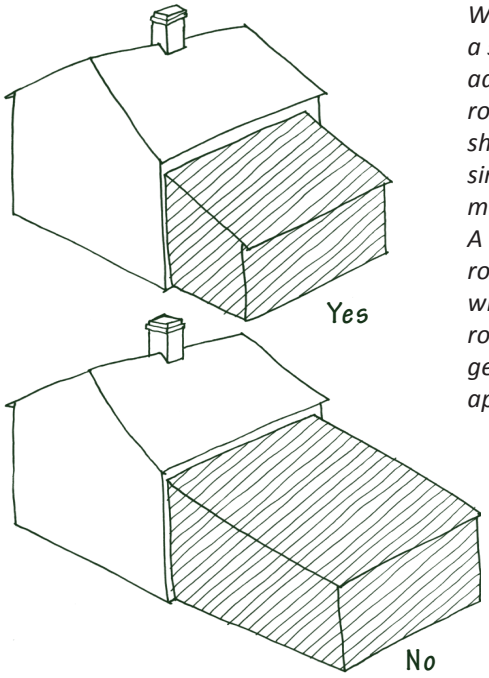
An addition to an existing building generally should be smaller than the original building with similar floor-to-floor and first floor heights.

It is Generally Appropriate to…

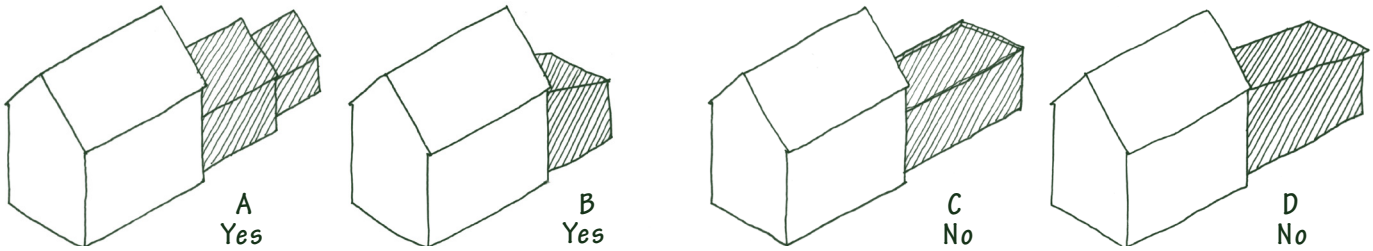
- Construct an addition that is smaller than, or similar in scale to, the existing building or those on neighboring sites
- Construct an addition larger than adjacent buildings by breaking the building mass, dividing its height or width to conform with neighboring buildings
- Construct an addition that is taller in mass than neighboring buildings away from the street and the neighboring buildings, such as a camelback, where appropriate

It is Generally Inappropriate to…

- Construct an addition that appears larger, wider, taller, shorter or bulkier than the existing or surrounding buildings
- Construct an addition that does not maintain or suggest the widths and/or heights of existing or adjacent buildings



When adding a shed roof addition, the roof slope should be similar to the main roof slope. A long shed roof addition with a shallow roof slope is generally not appropriate.



Example A: The two gable roof additions with decreasing roof heights and widths represent an appropriate composition with regard to form, mass and proportions to the original gable roof building. Additions similar to these with decreasing geometry are typical of historic construction. Example B: The small shed roof addition is appropriate in some locations. Examples C and D: The flat roofed addition and long shed roof addition are inappropriate for the original gable roof building. The length of the single mass competes visually with the original building.

Building Form & Massing

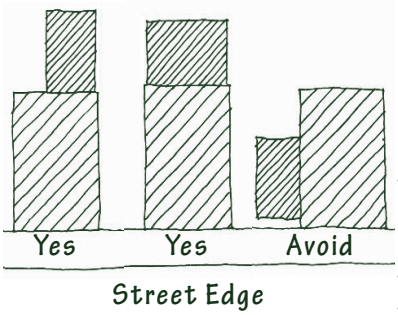
Building form refers to the shape of major volumes while massing refers to the overall composition of the major volumes. The form and massing of an addition should complement, but not necessarily match, the original building. For example, it is often appropriate to construct a smaller gable roof form at the rear of an existing gable roof building.

It is Generally Appropriate to…

- Construct an addition with similar form and massing to the existing building and buildings on adjacent sites
- Construct roof forms, wings, ells and bays and other projecting elements that are similar to those found on the existing building and the block of the proposed building

It is Generally Inappropriate to…

- Construct an addition with form and massing not found at the site, within the immediate vicinity or in the Vieux Carré



In this site plan, the visibility of the addition of the left and middle examples would be limited from the sidewalk and street. The addition to the right is visible from the sidewalk and street and should be avoided.

Setback

An addition should be positioned to have the least visible impact to the streetscape. An addition at a front façade generally is prohibited and a rear addition generally is preferred. An addition at a side elevation is rarely appropriate and, if proposed, should be located as far as possible from the street.

It is Generally Appropriate to…

- Construct an addition at the rear of the building or at a side elevation as far back on the site as possible
- Use landscape elements, such as a wall or fence, to visually screen the addition

It is Generally Inappropriate to…

- Construct an addition at the front elevation of a building

Site Coverage

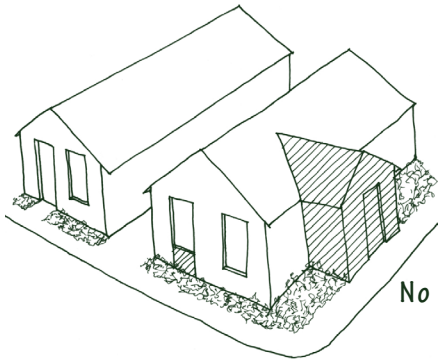
The percentage of a lot covered by a building with the proposed addition should be similar to the lot coverage found on adjacent lots.

It is Generally Appropriate to…

- Maintain the building-to-lot proportions found on adjacent lots
- Adjust the massing to suggest building-to-lot proportions found on adjacent sites

It is Generally Inappropriate to…

- Construct an addition that does not maintain or suggest similar building-to-lot proportions as on adjacent sites



The addition to the right building is inappropriate as it relocates the entrance door to the side elevation and eliminates the original entrance door.

Orientation

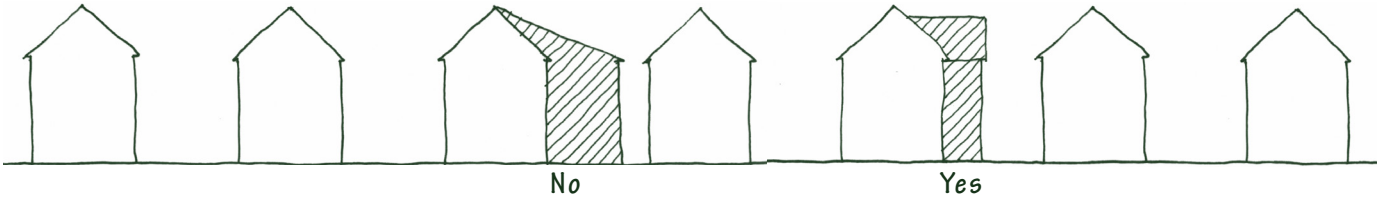
The principal façade of a building should be oriented in the same direction as the majority of the buildings on the streetscape unless originally designed with a corner entrance. When adding to an existing building, the addition should be located, planned and detailed so as not to confuse the dominant historic orientation of the original building. The addition should not have the effect of creating a new primary façade. It should not be visually dominant, and it should be screened from the public right-of-way as much as possible.

It is Generally Appropriate to…

- Maintain the visual prominence of the historic front door

It is Generally Inappropriate to…

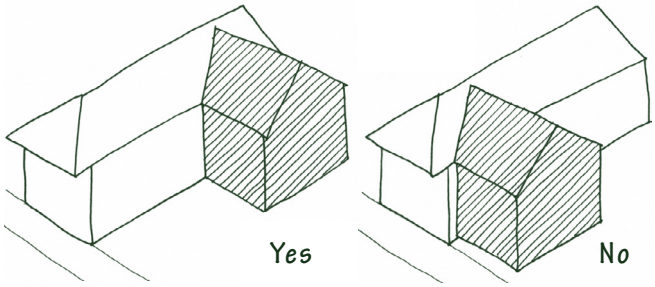
- Orient the primary façade or principal elevation of a building on a non-street elevation including a parking lot
- Change a building's orientation



The shaded addition to the left almost doubles the width of the house and is, therefore, inappropriate. The addition to the right is more modest and in keeping with the existing building spacing.

Alignment, Rhythm & Spacing

The consistent spacing of buildings along a streetscape establishes a rhythm that should be applied to an addition at an existing building. The construction of an addition should not make an existing building appear substantially wider or closer to its neighbors than the existing visual arrangement. Vertical considerations for alignment, rhythm and spacing include floor-to-floor heights; first floor, balcony, gallery and porch heights above the ground; and cornice heights.



An addition at a side elevation should be as far back from the street as possible.

It is Generally Appropriate to…

- Construct an addition in a manner that does not significantly alter the visual alignment, rhythm or spacing of buildings along a streetscape

It is Generally Inappropriate to…

- Significantly increase the apparent visual size of a building on a property when viewed from the public right-of-way
- Construct an addition to a building that alters the visual rhythm and spacing along a streetscape and/or the relationship of floor-to-floor heights

Architectural Elements & Projections

Throughout the Vieux Carré, the rhythm of the streetscapes is highlighted by the projection of balconies, galleries, porches and roof overhangs which relieve otherwise flat façades. Projecting chimneys, dormers and parapets also contribute to the overall shape and silhouette of the building and the skyline.

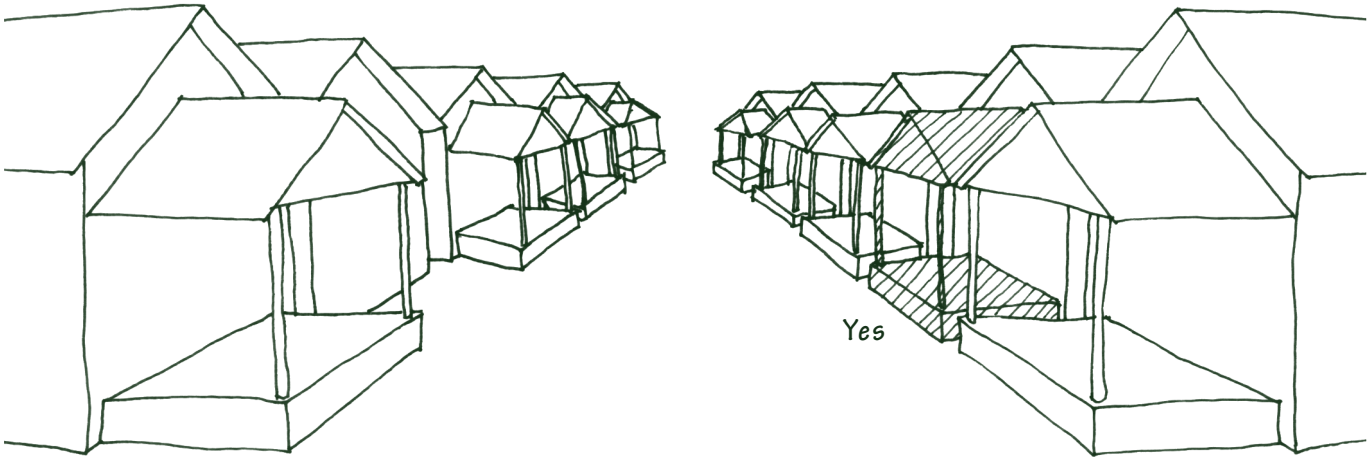
Adding a new architectural element or projection to a building's street elevation is generally not appropriate unless there is evidence that it existed previously or is common for the particular type or style of the building. A new architectural element or projection is more appropriate at a rear elevation or towards the rear of a non-street elevation. (Refer to *Dormers* and *Chimneys, Guidelines for Roofing*, page 04-7, and A *New Balcony, Gallery or Porch, Guidelines for Balconies, Galleries & Porches*, page 08-9.)

It is Generally Appropriate to…

- Replace a missing architectural element or projection designed and detailed similar to those found at neighboring buildings or according to documentation
- Install compatible, simplified detailing on a new architectural element or projection, particularly if it will be located at a side or rear elevation

It is Generally Inappropriate to…

- Construct a new "historicized" architectural element at a building that would not have included one historically
- Construct a balcony, gallery, porch, roof overhang, parapet or dormer at a building type or style that typically would not have included one, or in a configuration or location where one is not appropriate for the building type



The VCC encourages the reconstruction of a removed porch in a manner that is compatible in size and scale to the building and streetscape on which it is being proposed, with appropriate documentation.

Façade Proportions; Window & Door Patterns

The rhythm and patterns of a principal façade of an addition should reflect that of the existing building. Similar to new construction, the dominant patterns at a façade are determined by the number of bays and spacing between windows and doors and major building features, such as a cornice. On a smaller scale, these patterns can be reflected in the selection of wall materials and details like brackets and repetitive trim or mouldings.

Windows and doors on additions should be of similar size, shape, design, proportion, spacing and placement to those in the existing building. Windows should be proportionally and functionally similar, and have comparable muntin or grid patterns as the existing windows. Doors should reflect the original type and the proportions of windows, and panels should be similar. It is important to keep in mind that shutters act as a visual "frame" for window and/or door and should be considered in the overall composition.

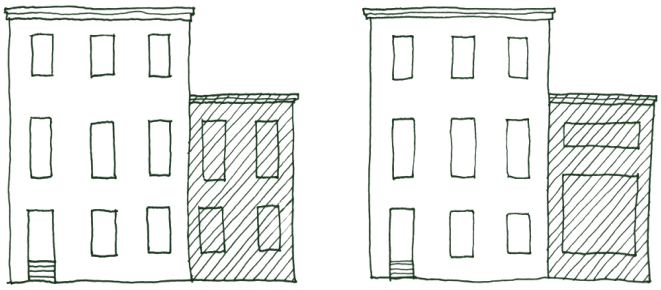
In some instances, where the proposed use and scale of an addition prevents maintaining the existing pattern, the design should incorporate detailing to suggest them, such as a false window and/or pilasters that give the impression of bays or multiple buildings. This is particularly important at a street-facing façade.

It is Generally Appropriate to…

- Construct an addition with a façade height and width compatible to the existing building and adjacent sites
- Use similar proportions, sizes and locations of windows, doors and shutters as found on the existing building and adjacent sites

It is Generally Inappropriate to…

- Construct an addition that does not maintain the proportions and patterns of the window and/or door as at the existing building
- Install window or door types that are incompatible with the existing building
- Install a large picture window at an addition when the existing building has small, punched openings



The proportions of the windows of the left shaded addition are consistent with those found at the original building. By contrast, the windows of the right addition are much wider with the first floor window being significantly taller and the second floor much shorter.

Simplified, but compatible trim and details used at this side porch addition include the wood cornice, support posts and railings.

Trim & Details

In the same way that the form and mass of an addition should be compatible with, but not necessarily a copy of a historic building, new details should be compatible with, but not necessarily copy, historic trim and details. Existing details and trim may be used as the basis for those on an addition and be simplified to provide compatibility without requiring duplication of historic features. Using similar forms such as those found at parapets, rooflines, windows, doors, trim, porches, balconies, galleries and other façade elements, can help establish continuity and compatibility within a building, block and the historic setting as a whole.

Detail and trim should be used to accomplish purposes similar to those used historically. Examples of functional and decorative elements include cornices, lintels, arches, balustrades, chimneys, shutters, columns and posts. When used, details and trim should create a unifying effect on a building and be compatible with the context of the neighborhood.

It is Generally Appropriate to…

- Construct an addition with details and trim that complement historic neighboring trim and details
- Install detail that is functional with a high level of craftsmanship rather than simply applied decoration

It is Generally Inappropriate to…

- Apply a detail or trim that is stylistically incompatible to an existing building or addition
- Apply high style ornament to a lesser addition

Materials

The materials used in the construction of an addition for a wall, sloped roof, window, door, trim, balcony, gallery, porch or other visible exterior element contribute to a building's character and appearance. Typically, materials for an addition should match or complement the materials found on the existing building. However, there are times when this is not economically feasible or practical. In these cases, it is appropriate to alter materials on an addition, as long as the material is a "lesser" material than the original construction. This would include adding a wood weatherboard or stucco addition to a stone or brick building; it is not appropriate to construct a brick addition onto a wood weatherboard building.

Inappropriate materials include those which unsuccessfully pretend to be something they are not, such as a plastic "brick," aluminum or vinyl "weatherboards," or synthetic stucco and EIFS. All are an imitation that fails to produce the texture, proportions, finish and/or color of the real material. It is important to note that the size, texture, color and other characteristics of exterior materials can be as important as their composition.

A 1975 addition with modern materials links the main and service buildings in this courtyard.

It is Generally Appropriate to…

- Use exterior materials for an addition that are present in the existing building
- Install materials that are compatible with each other and will not react chemically with existing materials – Refer to specific *Guidelines* sections or contact Staff for more information

It is Generally Inappropriate to…

- Install a material at an addition where it is historically and stylistically incompatible to the building and/or streetscape
- Install synthetic material that pretends to be something it is not and is a poor imitation

The addition of clear, frameless windows allows year round use of this portion of the French Market as a restaurant.

Addition Review
Construct an addition to a building or structure **1 2 3** Commission

ADDITIONS GUIDE

THE VCC REQUIRES:

- Preserving the cohesive ambiance of a historic building and the streetscape with compatible, sympathetic construction
- Using compatible siting, proportion, scale, form, materials, window and door patterns, roof configuration, details and finishes at an addition
- Constructing an addition at a secondary elevation wherever possible, subordinate to the historic building, and compatible with the design of the property and surrounding neighborhood
- Constructing an addition so that historic building fabric is not radically changed, obscured, damaged or destroyed
- Making minimal alteration to the original design, features and materials of the historic building and setting
- Using new design elements and scale that are compatible with the historic building and setting
- Using materials and techniques that are compatible with the historic building and setting
- Maintaining the appropriate historic context to the setting

THE VCC RECOMMENDS:

- Reviewing the *Guidelines* sections related to a project to better understand the historic context and appropriate design and materials
- Consulting with the VCC Staff early in the planning stages of an addition project
- Identifying, retaining and preserving the character defining features of an existing building

ROOFTOP ADDITIONS

As most buildings in the Vieux Carré were built at or close to their property lines, it is often not possible to expand a building's footprint. As a result, some property owners hope to add new space on top of an existing building. The two types of additions on top of an existing building are a camelback and a rooftop addition.

- **Camelback:** The camelback is a traditional addition design for a wood frame shotgun or shotgun double (Refer to *Shotgun, Guidelines for Architectural Building Types & Architectural Styles*, page 02-8) – A traditionally designed camelback proposed for a wood-framed shotgun building is not subject to the more rigourous submittal requirements for a rooftop addition; however, it must be compatible with the existing building (Refer to *Principles for Additions,* page 14-11)
- **Rooftop Addition:** A rooftop addition is defined as any new construction on top of an existing rooftop for occupied or unoccupied space, and includes a full-floor addition

A rooftop addition is a way to increase the square footage and floor area ratio of an existing masonry building in the Vieux Carré. This method of adding space to a building predominantly occurs between Bourbon Street and the river where conversion of a commercial or warehouse building to residential use is common. In considering a proposed rooftop addition, the VCC considers the historic integrity of the original structure and surrounding area. It is equally important that an addition, when appropriate and allowed, contribute to the character of the area and respect the design and context of the building and its streetscape.

When reviewing a proposal for a rooftop addition, the VCC evaluates the application on a case by case basis. An approved rooftop addition at one location should not be considered a precedent or construed to mean that a similar proposal for another property will be approved. Factors considered by the VCC in its review include:

- The significance of the building or site as defined by its color rating
- The location of the building and site
- The height of the existing building, the proposed addition and surrounding buildings – It must also meet zoning requirements including height and setback
- The visibility of the proposed addition
- The architectural treatment of the proposed addition and its compatibility with the existing building – it should not be obtrusive or detract from the architecture of the existing building or the surrounding Vieux Carré Historic District, streetscape or adjacent buildings.

ROOFTOP ELEMENTS

The VCC has jurisdiction over roof-mounted equipment and rooftop decks, including paving and semi-permanent furnishings. (Refer to *Roof Mounted Equipment, Guidelines for Roofing*, page 04-11, and *Outdoor Furnishings, Guidelines for Site Elements & Courtyards*, page 10-9.)

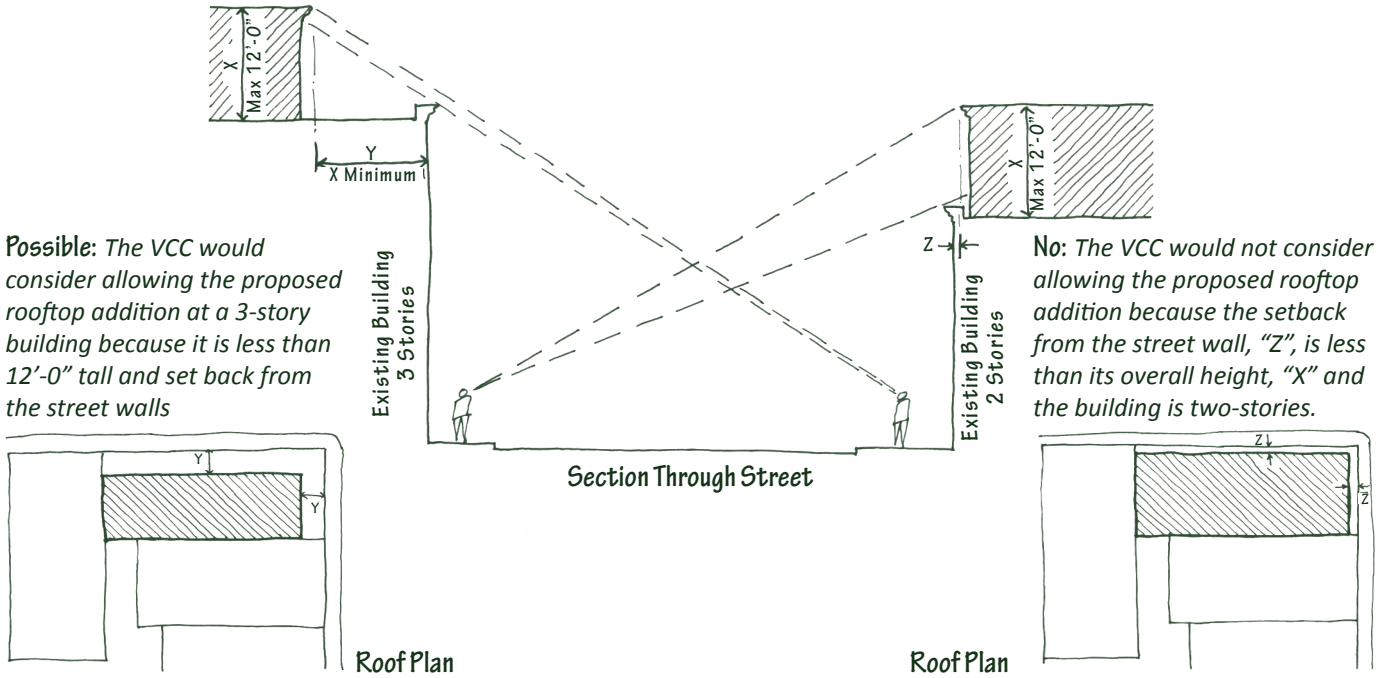
A camelback addition typically is found on a wood-framed shotgun single or double.

This rooftop addition is set back from the building corner on both sides and has a flat roof without permanent projecting overhangs. The metal railing is nominally visible to pedestrians.

ROOFTOP ADDITIONS SUBMITTAL REQUIREMENTS

In addition to the submission requirements identified in the *New Construction & Addition Review* (page 14-2), the following information is required for each application for a rooftop addition:

- Dimensioned elevations and plans showing the proposed rooftop addition on the existing building
- Sight-line studies, either photographs or drawings, illustrating the massing of the proposed addition and visibility in all directions, and showing not only the impact on the subject building, but also on the adjacent buildings and the Vieux Carré as a whole
- A scaled massing model of the addition on the existing building that includes adjacent buildings
- A section through the building to the boundary of the property on the other side of the street



Possible: *The VCC would consider allowing the proposed rooftop addition at a 3-story building because it is less than 12'-0" tall and set back from the street walls*

No: *The VCC would not consider allowing the proposed rooftop addition because the setback from the street wall, "Z", is less than its overall height, "X" and the building is two-stories.*

A rooftop addition must be set back from the street walls of the existing building by a minimum of the proposed height of the addition, (i.e. 12'-0" high rooftop addition must be set back from the street wall a minimum of 12'-0".) The VCC discourages a rooftop addition on a building less than three full stories in height because of the increased likelihood of visibility.

DESIGN STANDARDS FOR ROOFTOP ADDITION REVIEW

If allowable by the Comprehensive Zoning Ordinance (CZO) and appropriate at a particular site, the VCC uses specific design standards to review a rooftop addition proposal. In its review of a proposed rooftop amenity or addition, the VCC:

- Strives to make a rooftop addition, including an elevator and mechanical equipment, as well as furnishings as unobtrusive and minimally visible as possible
- Limits the overall height of a rooftop addition, including framing and parapet, to 12'-0" above the lowest surface of the existing roof, except for code-required components, such as an elevator override
- Requires that a rooftop addition be set back from the street façade(s) of the building by a minimum of the overall height of the proposed addition (i.e., a 12'-0" high rooftop addition should be set back from the street wall a minimum of 12'-0")
- Requires that a rooftop addition incorporate elevator, mechanical and HVAC equipment within the single story and allowable addition footprint
- Requires that all furnishings including railings, screens, planters, plants and permanent rooftop furnishings taller than the closest parapet be setback from the street wall(s) a minimum of the height of the proposed furnishing from the lowest roof surface
- Considers a proposal for a rooftop addition that does not conform to these *Guidelines* at a Green, Pink or Yellow rated building under limited circumstances; however, excellence in design and the architectural character of the existing building are strong factors in the review

Rooftop Addition Review
Construct a rooftop addition **1** **2** **3** Commission

ROOFTOP ADDITIONS

THE VCC REQUIRES:

- Compliance with the Comprehensive Zoning Ordinance (CZO) – A rooftop addition shall not require a variance for height limit or floor area ratios
- Review of all exterior items located on a roof surface including paving, railings and built-in furnishings

THE VCC DOES NOT RECOMMEND:

- A rooftop addition on a Green, Pink or Yellow rated building
- A rooftop addition on a building of less than three full stories in height

THE VCC DOES NOT ALLOW:

- A rooftop addition on a Purple or Blue rated building
- A rooftop addition on a building originally constructed as a residential building
- A rooftop addition on a roof with a pitch greater than 3-inches vertically in 12-inches horizontally and an existing parapet less than 18-inches in height – Except at a camelback shotgun
- A roof addition greater than one story and/or 12'-0" in height or with a roof form other than a flat or low-sloped roof – Excluding an elevator override

Traditionally designed secondary buildings with balcony access to upper levels provide guest rooms at this hotel.

SECONDARY BUILDINGS & STRUCTURES

Many properties in the French Quarter include more than a principal building. In most instances, a secondary building or structure and landscape features are integral parts of the overall property, setting and historic context. (Refer to the *Guidelines for Site Elements & Courtyards* for information regarding landscape features.) A secondary building or structure can be a service or accessory outbuilding, a garage, pool house or shed.

Secondary buildings and structures contribute significantly to the understanding of the Vieux Carré's history and development. Although most secondary buildings were designed to be utilitarian, those associated with a residence, such as a service or accessory outbuilding, were constructed to be complementary to the property's principal building. These similarities can include the building's form, materials and simplified detailing. (Refer to *Outbuilding, Guidelines for Building Types & Architectural Styles*, page 02-7.)

In general, a secondary building or structure is historically or architecturally significant if it was:

- Constructed at or about the same time as the principal building on a site
- Constructed after the principal building on a site but was used for a significant function
- Constitutes an important architectural design or construction method
- Built incorporating distinctive characteristics of form, style, materials or detailing, or shares those characteristics with other buildings on the site
- Associated with an important event or person related to the property

The VCC reviews the alteration, construction or demolition of any secondary building or structure in the Vieux Carré.

DEMOLITION OF SECONDARY BUILDINGS & STRUCTURES

In some instances, a secondary building can become functionally obsolete on a property, such as service quarters. Before the VCC will consider a proposal to demolish a secondary building with a Purple, Blue, Green, Pink or Yellow color rating, all alternative uses that maintain it must be explored.

Service quarters have successfully been converted into additional living space, a secondary residence and/or storage area. Because a significant and/or historic secondary building or structure can contribute to the overall property, historic setting and streetscape, demolition or removal from the site should be avoided. **The demolition or relocation of an architecturally or historically significant secondary building or structure is not allowed.**

There are some cases in which a contemporary secondary building is not compatible with the historic property and is not appropriate, such as a pre-manufactured metal garage or garden shed. If demolition of a non-compatible secondary building is considered, it must be conducted as sensitively as possible. (Refer to *Demolition*, page 14-20.) The AC may approve the demolition of an Orange or Brown rated secondary building or shed under 100-square feet, provided the demolition is deemed appropriate.

RATINGS OF SECONDARY BUILDINGS & STRUCTURES

A secondary building can have a different color rating than the primary building on a property. To obtain a property rating, including the rating of a secondary building or structure, contact the VCC at (504) 658-1420.

NEW SECONDARY BUILDINGS & STRUCTURES

Similar to an addition, a new secondary building or structure should be subordinate to and visually compatible with the primary building without compromising its historic character. Although the type and location of these features can be limited by zoning and other requirements, ideally, the secondary building or structure should be located so it is minimally visible and does not detract from a historic building. Contact the Department of Safety and Permits to determine the allowable location, footprint, height and applicable regulations for a proposed secondary building or structure prior to submitting a design to the VCC.

SECONDARY BUILDINGS & STRUCTURES GUIDE

THE VCC REQUIRES:

- Maintaining a historically and/or architecturally significant secondary building or structure as carefully as the principal building

THE VCC RECOMMENDS:

- Designing a new secondary building or structure to complement the period and style of the principal building and other buildings on the site – This includes using similar form, materials, colors and simplified detailing
- Locating a secondary building or structure, including a garage, storage building, shed, animal shelter or pool house away from the principal entrance or street elevation
- Constructing a new secondary building in a manner that does not damage other resources on the site and respects the footprints and foundation of all prior secondary structures, as well as potential archaeological resources
- Adapting a functionally obsolete building for new use such as converting a service building into additional living space or a shed into a laundry facility
- Referencing the *Small Structures, Sheds & Enclosures, Guidelines for Site Elements & Courtyards*, page 10-10, for structures or enclosures under 100-square feet in size

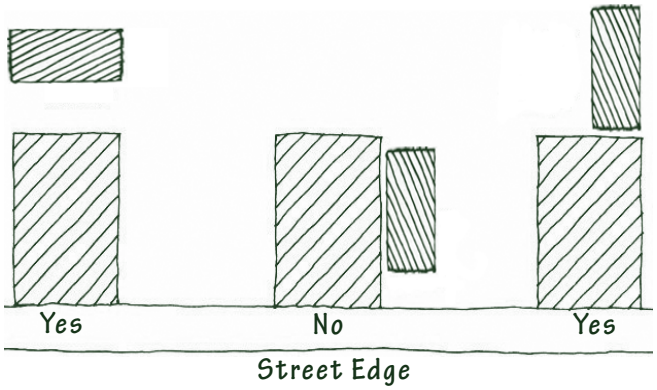
THE VCC DOES NOT RECOMMEND:

- Constructing a new secondary building or structure in a location that is highly visible from the street when a less prominent location is available

THE VCC DOES NOT ALLOW:

- Demolishing a Purple, Blue, Green, Pink or Yellow secondary building or structure – All alternatives to demolition must be explored
- Adding a pre-manufactured or metal shed, carport, enclosure or outbuilding

This secondary structure was constructed in 1998 at the rear of the courtyard using materials and simplified details that are compatible to the main house.



The visibility of the secondary buildings or structures at the examples on the right and left is limited from the street. The secondary building or structure in the middle example does not conform with street pattern, is very prominent and should be avoided.

Secondary Building & Structure Review	
Alter, construct or demolish a secondary building or structure	**1** **2** **3** Commission

ALLOWABLE SECONDARY BUILDINGS & STRUCTURES

Prior to application submission to the VCC, contact the Department of Safety and Permits to discuss the allowable location, site coverage, height and applicable regulations for a proposed secondary building or structure.

DEMOLITION

The demolition of all or a portion of a historic resource within the Vieux Carré is considered a drastic action, as it alters the character of the area. Once a historic resource or building that contributes to the community's heritage is destroyed, it is generally impossible to reproduce the design, texture, materials, details, special character and interest of the resource in the Historic District.

As a result, the VCC rarely considers demolition of a Purple, Blue, Green, Pink or Yellow building or structure within the Vieux Carré Historic District an appropriate option.

When reviewing a demolition application for a building or structure on a property, the VCC uses the following criteria in its evaluation:

- The historic or architectural significance of the building or structure as designated by its color rating
- The importance of the building or structure to the *tout ensemble*
- The available alternatives to demolition that have been evaluated and explored by the applicant
- The special character and aesthetic interest that the building or structure adds to the streetscape, site or District
- The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material, detail, or construction
- The condition of the building or structure
- The future utilization of the site
- The proposed mitigation measures such as, but not limited to, continued maintenance, fencing and/or landscaping

If the proposed demolition involves only a portion of a building or structure or if there are multiple buildings on a site, a demolition application must include a site plan that clearly shows the area proposed for demolition. For a partial demolition proposal or a demolition that shares a party wall with an adjacent site, the application should include details for the stabilization and protection of the remaining portion of a building or structure and/or adjacent property. (Refer to *Demolition by Neglect, Guidelines Introduction*, page 01-10.) The VCC may require drawings of the existing building or structure as part of the application.

If the applicant believes the building is structurally unsound or a hazard, he/she is encouraged to provide documentation of the unsound condition prepared by a licensed structural engineer or architect. **The only instance in which demolition is allowed without formal VCC approval is when required by the Department of Safety and Permits because the building, monument or structure is in imminent danger of collapse.**

A demolition application that does not meet the imminent danger of collapse criteria will be considered by the AC and then the Commission at public hearings. After initial review, the Commission typically requires a 30-day layover period for a demolition application. This allows further investigation by Staff and the Building Inspector, particularly as to the historic importance and current condition of the resource, and provides an opportunity for public comment. **The VCC requires the submission of redevelopment plans concurrently with a demolition application and requires conceptual approval of the proposed redevelopment project prior to the issuance of a demolition permit.**

If the Commission approves a demolition application, a permit will be issued for the work after all conditions of the VCC's approval have been met. **No demolition or relocation work may begin until the VCC has approved a permit and the applicant has obtained all other necessary permits from the applicable City agencies, including the Department of Safety and Permits.**

Building or Structure Demolition Review	
Demolish a building or structure that is in imminent danger of collapse **1 2 3**	Department of Safety and Permits
Demolish a building, structure or addition, or relocate it **1 2 3**	Commission

DEMOLITION GUIDE

THE VCC REQUIRES:

- Evaluating the significance of the historic resource
- Exhausting all attempts to reuse a historic building, structure or site feature prior to considering relocation or demolition including:
  - □ Stabilizing, weatherproofing and securing
  - □ Renovating or adaptively reusing the building, structure or feature in a way that does not substantially alter its historic character
  - □ Selling or transferring the property
- Submitting redevelopment plans concurrently with demolition plans and obtaining conceptual approval for the proposed redevelopment

THE VCC RECOMMENDS:

- Donating salvageable materials such as windows, doors, hardware, shutters, bricks, metal balcony and gallery components, wood trim and siding to an architectural salvage company for use in other projects rather than disposing in a landfill

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www.nola.gov/vcc

VIEUX CARRÉ COMMISSION FOUNDATION
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